

# KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 8-C-17-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 8/10/2017

► **APPLICANT:** CRYSTAL DIAZ, DOG GROOMING BY CRYSTAL

OWNER(S): Crystal and Michelle Diaz

TAX ID NUMBER: 49 I D 031 & 032

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4605 Oriole Dr

► **LOCATION:** Northwest side of Oriole Dr., northeast of Greencrest Rd.

► **APPX. SIZE OF TRACT:** 11740 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Oriole Dr., a 2-lane local street with 22' of pavement width and 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

► **ZONING:** R-1 (Low Density Residential)

► **EXISTING LAND USE:** Residence

► **PROPOSED USE:** Dog Grooming

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 residential

South: Detached dwellings / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located in a neighborhood of moderately priced and mostly well maintained detached dwellings. It is located approximately 250 west of Shannondale Elementary School.

## STAFF RECOMMENDATION:

► **APPROVE the request for a dog/pet grooming business at this location as a home occupation subject to 13 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Maintaining the required business license(s)
3. Meeting any applicable requirements of KUB's Wastewater Control Dept..
4. Meeting any applicable requirements of the Knoxville Animal Control Ordinance
5. No retail sales of products not produced in the home
6. The applicant must reside in the dwelling
7. There shall be no change in the outside appearance of the building

8. No more than one building mounted sign not to exceed 2 sq. ft. in area may be permitted
9. The business being conducted entirely inside the principal dwelling on the site with no more than 25% of the floor area devoted to the home occupation
10. Provision of parking as required by the Knoxville Engineering Dept. No parking will be permitted in the required front yard.
11. Services being provided by appointment only, with usually no more than one client present at a time
12. Animals being dropped off must not arrive more than one hour before their grooming appointment and they must be picked up within one hour after grooming services are completed.
13. No animals being boarded overnight.

With conditions noted this request meets the requirements for a home occupation in the R-11 (Low Density Residential) District and the other criteria for approval of a use on review

#### **COMMENTS:**

The applicant's proposed plans state that her pet grooming business service is by appointment only. Usually, there would be one client present at a time with the possibility of six in a day's time. The driveway on the property can be widened if required to accommodate the required parking. The proposed area of the house to be used for the business is approximately 20% of the floor area in the house, which is under the 25% maximum allowed. The applicant had a small free standing sign that has been removed. The home occupation regulations will permit her to have a 2 sq. ft. sign that must be mounted flat against the front wall of the house. The impacts of the home occupation on the surrounding neighborhood will be minimal. Most of the traffic to and from the business will use Shannondale Rd. as the primary access. The applicant's home is approximately 250' west of Shannondale Rd.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. The proposed home occupation will have minimal impact on local services since all utilities are available to serve this site.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on Oriole Dr.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed home occupation meets the standards for development within the R-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed home occupation is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North City Sector Plan and One Year Plan identifies this property as being within a LDR (Low Density Residential) area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.